

LIVE / WORK / INVEST

# 1049 County Road 539

Valley, Alabama 36854

**\$370,000**



**3.18**  
ACRES



**2,000**  
SQ FT



**3**  
BEDROOMS



**2.5**  
BATHS



**2010**  
YEAR BUILT

## A RARE LIVE/WORK OPPORTUNITY RESIDENCE + WORKSHOP ON 3.18 ACRES

This unique property offers the perfect blend of comfortable living and functional workspace—all on 3.18 acres in Valley, Alabama. Whether you run a business, need serious space for equipment and storage, or are looking for an investment opportunity, this property delivers flexibility and value.



### LIVE

#### COMFORTABLE RESIDENCE

Approximately 2,000 SF featuring 3 bedrooms, 2.5 baths and an open-concept living, dining, and kitchen area.



### WORK

#### EXPANSIVE WORKSHOP

Large attached workshop with multiple bays, 220V outlets, compressed air, and water—ideal for mechanics, contractors, fabricators, and more.



### INVEST

#### FLEXIBLE INVESTMENT POTENTIAL

No business of your own? Rent the residence and operate your business in the shop, or lease both for additional income potential.

## PROPERTY HIGHLIGHTS

- ✓ 3.18 acres of level, usable land
- ✓ Approximately 2,000 SF of finished living space
- ✓ 3 Bedrooms / 2.5 Baths
- ✓ Large attached workshop with multiple bays
- ✓ 220V electrical service throughout the shop
- ✓ Compressed air and water lines in place
- ✓ Space for equipment, vehicles & storage
- ✓ Ideal for a wide range of commercial, industrial, or service-oriented uses
- ✓ No HOA
- ✓ Minutes to I-85 for easy access to Auburn, Columbus, and the surrounding areas



### LIVE, WORK, OR INVEST

Use the entire property for your business and living needs, or lease the residential portion for rental income while you operate your business. The possibilities are wide open.